

APPENDIX B

Comment Letters from:

- 1. Bureau of Land Management (Bishop)**
- 2. California Department of Fish and Game (Bishop)**
- 3. California Department of Transportation, District 9 (Bishop)**
- 4. Great Basin Unified Air Pollution Control District (Bishop)**
- 5. Los Angeles Department of Water and Power (Bishop)**
- 6. Gerry Bassett (Chalfant)**
- 7. Daniel and Yvonne Froiland (Chalfant)**
- 8. Mike McWilliams (White Mountain Estates)**
- 9. Margaret Miller (Chalfant)**
- 10. Janet Perry (Chalfant)**
- 11. Stephen and Dee Reish (Chalfant)**
- 12. Don and Annette Sebastian (Chalfant)**



United States Department of the Interior

BUREAU OF LAND MANAGEMENT



Bishop Field Office
351 Pacu Lane, Suite 100.
Bishop, CA 93514
Phone: 760 872-5000
Fax: 760 872-5050
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1610(P)
CA170.4

Mono County
Community Development Department
PO Box 347
Mammoth Lakes, CA 93546

To Whom It May Concern:

The following represents the Bureau of Land Management (BLM), Bishop Field Office comments to the proposed Mountain Vistas Specific Plan and its associated Draft Environmental Impact Report (EIR), June 2005. This proposed development is located west of Highway 6 in the community of Chalfant and would be in the immediate proximity to public land. There are probable negative effects from the full build out of this project that would substantively diminish the quality and/or scope of current natural resources on nearby public land. The temporal span for the effects of this project to occur is unknown; however, based on our experiences with similar projects we are able to logically assume an increase in certain forms of recreational use on public land. In addition, observation well measurements in the Chalfant area indicate a trend of increasing depth to groundwater. The following comments reflect our interests in those topics.

Issue 1: Recreation uses and impacts are expected to occur on BLM land around the proposed community. The proposal provides for a 10 lot equestrian use/zoning on the westernmost parcel lots that adjoin City of Los Angeles, Department of Water and Power (LADWP) land. BLM land is approximately ½ mile to the west from the subdivision and it is quite common for new trails/routes to develop onto adjoining and outlying public lands from new communities or nearby increases of human population density.

New trail development is expected from residents who ride horses through LADWP land onto BLM land. Often, horse trails evolve to dirt motorcycle trails, then to ATV and four-wheel drive routes. This creates an additional management burden and cost for public lands management around surrounding communities. This problem currently occurs around existing homes in the area.

Proposed Mitigation 1: It is proposed that the county require the project proponent to work with LADWP and BLM to identify one authorized trail/route access from the community to ingress both lands. Additionally, we request the developer formally inform all new residents of BLM policies prohibiting cross-country vehicle use and that vehicle use is limited to designated roads and trails.

Issue 2: Animal feed related to stock use has the potential to spread weeds onto nearby public lands, altering its natural desert scrub habitat. Cross-country horseback riding increases weed seed dispersal.

Proposed Mitigation 2: See aforementioned Proposed Mitigation #1. One authorized trail/route onto adjoining lands would reduce and confine the dispersal of weed seed. We also request the developer formally notify all equestrian related property residents of the effects of equine related weed dispersal and encourage all residents to use certified weed free feed.

Issue 3: The document at page I-10 states: "Groundwater from the Tri-Valley basin is the primary source of supply to the wetlands of Fish Slough (Mono County MEA, p. 193)". Information developed by the LADWP from early in the 20th century documents a long term progressive decrease in total discharge from Fish Slough source springs. Tracking of this diminished outflow from Fish Slough, located approximately 1 mile west of Chalfant, appears to be generally synchronous with the increased use of groundwater for domestic and agricultural purposes in the Hammil and Chalfant Valley areas since the 1920's. An analysis of available hydrologic discharge information for Fish Slough by Nicholas Pinter and Edward E. Keller in *Biotic Inventory and Ecosystem Characterization for Fish Slough*, University of California, Santa Barbara, 1991, determined that "pumping and the accompanying drawdown of the water table could well infringe upon Fish Slough" when referring to the Chalfant area. And, the authors indicated the drawdown may be continuing at a slow but steady rate.

The circumstantial case for a relationship between groundwater availability in the Hammil and Chalfant Valley areas and amount of discharge of water in Fish Slough appears to be demonstrated.

This office has been involved in an extended groundwater study of Fish Slough. A component of the study involves measuring depth to groundwater in observation wells on a quarterly cycle within the Fish Slough Area of Critical Environmental Concern and in Chalfant Valley on land owned by the LADWP. Data compiled over the past 10 years on a subset of 3 observation wells in the vicinity of Chalfant indicate depth to groundwater has increased (i.e. height of the water table has decreased) in all wells in that time. With only minor seasonal fluctuations, the trend of increasing depth to groundwater has continued. Changes in depth to groundwater range from 2.5 ft. to 6.0 ft. in a south to north line, respectively, through Chalfant to the west of Highway 6. Whether this is attributable to drought, domestic and agricultural use, a combination of both or some other factor(s) is unknown.

Proposed Mitigation 3: In place of Conservation Standard, CS-34 at page I-36, it is proposed that the County require the project proponent employ a certified groundwater hydrologist to use appropriate aquifer performance test methods to estimate the quantity of water that can be safely produced from the basin in a specified time period. The groundwater hydrologist should also competently evaluate the consequences of imposing various rates of withdrawal on the aquifer. The results should be provided to the County with the recommendation for a maximum safe yield of groundwater pumping that does not contribute to water mining in the aquifer. It is further proposed that the County make the maximum safe yield a condition for project approval.

In consideration of the potential for this project and future projects of a similar type in the Chalfant area to have effects on groundwater in the surrounding environment, we are asking for clarification/response to this office on the following statements in the DEIR:

At page I-36, Water Resources, CS-34; Please define which “off-site wells shall be monitored during and after the pump test”. Will the monitoring be continuous during the pump test or spot reads taken at time increments and why? Will a recharge rate be determined on all monitored wells, and if not, why? Please define what “possible impacts to the aquifer” will be investigated with the pump test data and how will this information be used in determining maximum safe yield for pumping that does not create mining of water from the aquifer? We request that you provide this office with a graphic or narrative explanation for the “cone of depression showing the distance at which wells could be affected by pumping at the project site” as provided by the engineer.

At page I-37, Water Resources, CS-36; Please define what would be “significant..short term” and “significant.. long term” impacts to the underlying aquifer or to the surrounding existing wells.

We urge Mono County to continue informing and educating community residents and other adjacent land owners of potential resource issues and consequences from project development and to take proactive measures through changes in the proposed project, as warranted.

Thank you for the opportunity to provide comment on the Mountain Vistas Specific Plan and DEIR. If you have questions concerning the information we have provided, please contact Joe Pollini at 760-872-5020 or Terry Russi at 760-872-5035, in this office.

Sincerely,

/s/ Bill Dunkelberger

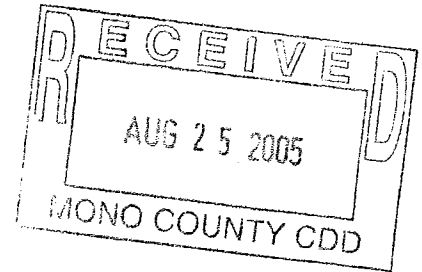
Bill Dunkelberger
Field Manager

DEPARTMENT OF FISH AND GAME

Eastern Sierra-Inland Deserts Region
Bishop Field Office
407 W. Line Street
Bishop, CA 93514
<http://www.dfg.ca.gov>



August 17, 2005



Mr. Keith Hartstrom, Senior Planner
Mono County Planning Department
PO Box 8
Bridgeport, CA 93517

Subject: Mountain Vistas Specific Plan Draft EIR, SCH #2004042133

Dear Mr. Hartstrom:

The Department of Fish and Game (Department) has reviewed the Draft EIR for the above mentioned project. The proposed project includes the creation of 47 single family parcels and one commercial lot on 29± acres located at the northwest corner of Highway 6 and Chalfant Road in the community of Chalfant.

The Department is providing comments on this DEIR as the State agency which has the statutory and common law responsibilities with regard to fish and wildlife resources and habitats. California's fish and wildlife resources, including their habitats, are held in trust for the people of the State by the Department (Fish & Game Code §711.7). The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitats necessary for biologically sustainable populations of those species (Fish & Game Code §1802). The Department's fish and wildlife management functions are implemented through its administration and enforcement of the Fish and Game Code (Fish & Game Code §702). The Department is a trustee agency for fish and wildlife under the California Environmental Quality Act (see CEQA Guidelines, 14 Cal. Code Regs. §15386(a)). The Department is providing these comments in furtherance of these statutory responsibilities, as well as its common law role as trustee for the public's fish and wildlife.

The information contained in the DEIR regarding the presence of Swainson's hawk (SWHA), a California-listed Threatened species, in the project area is generally correct. SWHA have been known to nest in the vicinity of the project site but have not been found on the project site. However, this does not preclude the potential for SWHA to establish a nest on the project site. As such, the Department believes that appropriate nesting surveys should be required to insure that potential impacts to SWHA are less than significant. The Department recommends the following mitigation be adopted:

If vegetation removal, site preparation, and/or other project-related activities are proposed to commence during SWHA nesting season, April 15th to August 31st, the project proponent shall have a qualified biologist survey all breeding/nesting habitat within the project site and adjacent to the project site for breeding/nesting SWHA. The

survey shall be conducted within 15 days of the proposed start of project activities. Documentation of findings, including a negative finding must be submitted to the Department for review and concurrence. If no breeding/nesting SWHA are observed and concurrence has been received from the Department, site preparation and construction activities may begin. If breeding activities and/or an active SWHA nest is located, and concurrence has been received from the Department, the breeding habitat/nest site shall be fenced a minimum of 1320 feet (1/4 mile) in all directions, and this area shall not be disturbed until the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, and the young will no longer be impacted by the project.

Additionally, if nesting/breeding SWHA are found on the project site, the project proponent shall provide one acre of habitat land, either by fee title or conservation easement, for each acre of development authorized. A non-wasting capitol endowment shall be established by the project proponent to fund all costs associated with long-term management of the habitat lands.

In addition to above mitigation, if nesting/breeding SWHA are found on the project site, the project proponent will be required to consult with Department and may be required to obtain an Incidental Take Permit for SWHA.

The Department has concerns regarding the adequacy of the analysis of potential impacts of increased groundwater pumping on springs and wetlands in Fish Slough, a sensitive and unique biological resource located approximately 1 mile from the project site. Many of the sensitive species occurring in Fish Slough are spring or wetland dependant plants, mollusks, and fish. Page II-70, last sentence of the third paragraph states: "Although it has not been well documented, apparently there is a potential for groundwater pumping in the Chalfant Valley to affect adversely water levels in Fish Slough." No further impact analysis is provided nor is any reference made to the potential level of adverse impacts that could occur. Given the statement in the DEIR that groundwater pumping in Chalfant Valley could adversely affect Fish Slough and given that the proposed project includes new groundwater pumping in the Chalfant Valley, Mono County should complete both an individual and cumulative impact analysis to determine the level of potential impacts to Fish Slough by the project and to allow the adoption of appropriate mitigation measures if required to reduce impacts.

The Department has further concerns with the adequacy of the analysis of potential impacts to water resources, especially groundwater. As stated on page II-75 of the DEIR, a review of the Water Well Feasibility and Siting Study concluded that

- an assessment of proposed septic system impacts on the underlying aquifer should be completed,
- insufficient data exists to determine that the proposed project will not impact offsite wells, and
- an analysis of potential impacts associated with the long-term water usage of the project should be completed.

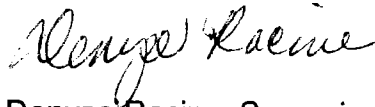
Instead of completing the studies necessary to determine potential impacts of the project, as listed above, the County deferred impact analysis by adopting measures requiring future studies and stating that based on the results of the future studies, the project may be revised.

Mitigation, as defined by CEQA Guidelines §15370, includes measures that (a) avoid the impact

altogether by not taking a certain action of parts of action, (b) minimize impacts by limiting the degree or magnitude of the actions and its implementation, (c) rectify the impact by repairing, rehabilitating, or restoring the impacts environment, (d) reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action and/or (e) compensate for the impact by replacing or providing substitute resources or environments after the impact of the project has been determined. Mitigation does not include requiring a deferred impact analysis. The proposed mitigation measures as written do not constitute mitigation as defined by CEQA. Given the deferral of impact analysis to some future date and the lack of adequate mitigation measures, a finding that any potentially significant impacts associated with water resources would be mitigated to less than significant levels is not supported by evidence presented in the document.

If you have questions or need further information, please do not hesitate to contact Ms. Adrienne Disbrow, Environmental Scientist, at (760)873-4412.

Sincerely,



Denyse Racine, Supervisor
Habitat Conservation Program

cc: Ms. Adrienne Disbrow, CDFG Bishop
____ Mr. Steve Parmenter, CDFG Bishop

DEPARTMENT OF TRANSPORTATION

District 9
500 South Main Street
Bishop, CA 93514
PHONE (760) 872-0785
FAX (760) 872-0754
TTY (760) 872-9043

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AUG 25 2005

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August 25, 2005

Mr. Keith Hartstrom
Principal Planner
Mono County Community Development Department
P.O. Box 8
Bridgeport, California 93517

File: 09-MNO
DEIR
SCH #: 2004042133

Dear Mr. Hartstrom:

Mountain Vistas Specific Plan (SP)/Draft Environmental Impact Report (DEIR)
(June 2005)

Thank you for giving the California Department of Transportation (Caltrans) the opportunity to review and comment on the SP/DEIR for the proposed residential and commercial development in the community of Chalfant. We are appreciative of the interaction occurring amongst our agencies and the project proponent thus far. We have the following comments:

- We find the "Mono Alternative" Exhibit 5C, preferable since it creates an aligned four-way intersection, thereby eliminating two "T" intersections. This alternative seems to better support the project objectives (as listed in the Executive Summary) to create a more cohesive community, core commercial area, and easier pedestrian and bicycle access. Pedestrians, bicycles, and equestrians would be drawn to one highway crossing location and not be traversing alongside the highway. The awkward and potentially unsafe situation for slow moving traffic to quickly weave across lanes to cross the highway utilizing the two "T"s would also be eliminated by a full four-way intersection. The "Mono Alternative" is in concert with the County's General Plan Land Use Amendments and Regional Transportation Plan goals (i.e. a transportation and circulation system that provides for livable communities, while maintaining efficient traffic flow and alternative transportation modes to the automobile; and promote safer traveling).
- Although some design details have already been discussed, specific dimensions are dependent on the alternative selected, and can be finalized during the encroachment application phase. The project proponent would only be responsible for improvements on the west side of the highway. Starting from the west right-of-way line there shall be a 10-ft area of stabilized material, and then pavement added to total 40-ft of pavement to the right-of-way centerline. Appropriate tapering at both ends of this area will occur. The striping shall be such to include a 4-ft shoulder, a 12-ft right turn in/out lane, a 12-ft through lane, and a 12-ft left turn in/center turn lane.
- Units on plan sheets are mixed – both metric and U.S. standard units are used. It would be more convenient if all U.S. standard units are used for detailed design from this time forth.

Mr. Keith Hartstrom
August 25, 2005
Page 2

- It should be noted that a power pole with electroliner is located across from Brown Road (west side of US 6). Its relocation may be necessitated by construction of a four-way intersection.
- Ensure the landscape treatment on the berm alongside US 6 is maintained as to not encroach onto State right-of-way.
- If errant vehicles can reach fuel tanks, appropriate shielding should be provided. Relocation of the tanks should be considered.
- As stated in previous communications, no direct highway access will be allowed for the future commercial area. In order to control access along the US 6 frontage, we will be requiring curb/gutter or other appropriate treatment. In the event an alternative is chosen which has both Chalfant and Klamath Trail/Brown Subdivision roads, sidewalk would be required along the commercial frontage.
- Any runoff exceeding existing conditions will not be allowed upon State right-of-way. A final drainage plan based on the chosen alternative will need to be reviewed and approved by Caltrans.
- As appropriate, the County should consider requiring the formal waiver of access rights to US 6 as a Condition of Approval for the final map.
- As noted in project documentation, Caltrans encroachment permits will be required. For permit application information, Terry Erlwein may be reached at (760) 872-0674.

Please continue to forward relevant information on this proposed project, including Conditions of Approval excerpts pertinent to Caltrans. If you have any questions, I may be contacted at (760) 872-0785. We value our cooperative working relationship in matters concerning transportation and development in Mono County communities.

Sincerely,



GAYLE J. ROSANDER
IGR/CEQA Coordinator

c State Clearinghouse
Terry Cless, Caltrans



GREAT BASIN UNIFIED AIR POLLUTION CONTROL DISTRICT
157 Short Street * Bishop, California 93514 * (760) 872-8211 * Fax (760) 872-6109

August 19, 2005

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AUG 25 2005
MONO COUNTY
COMMUNITY DEVELOPMENT

Keith Hartstrom, Principal Planner
Mono County Community Development Department
P.O. Box 347
Mammoth Lakes, CA 93546

RE: **Draft EIR /Mountain Vista Specific Plan, 47 lot subdivision with 1 commercial lot,
APN: 25-210-37, June 2005**

Dear Mr. Hartstrom:

Great Basin Unified APCD staff appreciates this opportunity to review and comment on the above mentioned project. Our comments are meant as guidance for the Mono County Planning Department as Lead Agency and should be incorporated in the Final Mitigated Negative Declaration. Our specific comments are as follows:

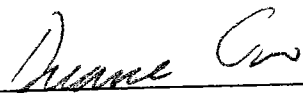
- ◆ Attached for your information is a copy of the District's basic Prohibitory Rules. As mentioned in the EIR, the Mountain Vista's Specific Pan will come under the District's Secondary Source Permitting requirements (Rule 216). If the 47 lot subdivision project receives Planning Department approval, the District will incorporate a summary of these Rules into the Workforce Homebuilder's, Authority to Construct Permit. For the project proponents convenience, we will mail them a copy of our Secondary Source Rule, Prohibitory Rules, and a Permit Application.
- ◆ As with all housing subdivisions, the District is primarily concerned with the potential for fugitive dust caused nuisance violations. We understand this is a phased construction project and that it may take several years to complete. The District is particularly concerned that large land areas will be stripped, and left barren of their protective vegetation, making them susceptible to wind blown fugitive dust. The application of water is considered only a temporary dust control measure. If construction is suspended for any length of time, it is vital that vegetation be immediately planted to hold the soil in place. Ideally, we recommend that all parcels be left in their natural state until ready for actual development. During development, the District is particularly interested in seeing that:

Keith Hartstrom, Principal Planner
August 19, 2005
Page 2 of 2

- All material excavated or graded is sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice daily with complete coverage.
 - That the planting of wind break trees is established as soon as possible.
 - All clearing, grading, earth moving, or excavation activities cease during periods of high winds (i.e., greater than 25 miles per hour averaged over one hour).
 - Adjoining streets are washed or swept clean of tracked-out vehicle dirt.
 - All material transported on-site or off-site are sufficiently watered or securely covered to prevent excessive amounts of dust.
 - All trucks that are to haul excavated or graded material off-site should comply with State Vehicle Code Section 23114.
- ◆ These recommendations should also be listed in the EIR as dust mitigation measures.

Thank you for the opportunity to comment on the *Draft EIR /Mountain Vista Specific Plan, 47 lot subdivision with 1 commercial lot, APN: 25-210-37, June 2005* project. Please continue to forward all future material to the District. If the staff can be of further assistance please do not hesitate to call the District.

Sincerely,



Duane Ono
Deputy Air Pollution
Control Officer

DO/lc

cc: D. Anthony Mize, Workforce Homebuilders LLC, w/ enclosures (Rule 216, Prohibitory Rules, and Secondary Source Application)

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Department of Water and Power



the City of Los Angeles

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AUG 26 2005
MONO COUNTY
COMMUNITY DEVELOPMENT

August 26, 2005

Mono County Community Development Center
P.O. Box 347
Mammoth Lakes, CA 93546

Dear Gentlemen:

Subject: Mountain Vistas Specific Plan EIR

This is in response to your notice dated July 11, 2005 requesting comments on the Mountain Vistas Specific Plan in Chalfant Valley. The Los Angeles Department of Water and Power (LADWP) has the following comments:

- We need clarification on the drainage easement between lots 32 and 33. What facilities are planned to be installed in this easement and how does it impact or affect adjacent LADWP property?
- It appears that the equestrian easement between lots 37 and 38 is intended to access LADWP property. We are concerned about the impact to our property because the easement will create a new trail. In addition, it is the policy of the LADWP to keep the majority of its lands open to the public for recreational uses; however, there is no guarantee that this LADWP property will always be accessible. We don't want buyers of your equestrian properties believing that they will have perpetual use of LADWP property just because they back up to it.

If you have any questions regarding this matter, you may write to our office at 300 Mandich Street, Bishop, California 93514-3449, attention Real Estate, or you may telephone them at (760) 873-0370.

Sincerely,

Gene L. Coufal
Manager
Aqueduct Business Group

c: Real Estate

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☐ Bishop, California mailing address: 300 Mandich Street • Bishop, CA 93514-3449 • Telephone: (760) 872-1104 • Fax (760) 873-0266
111 North Hope Street, Los Angeles, California • ☐ Mailing address: Box 51111 • Los Angeles, CA 90051-0100
Telephone: (213) 367-4211 • Cable address: DEWAPOLA



Geri Bassett
P.O. Box 811
Bishop, CA 93515

August 20, 2005

RECEIVED
AUG 25 2005
MONO COUNTY
COMMUNITY DEVELOPMENT

To: Mono County Community Development Department

Re: Mountain Vistas Specific Plan EIR

Listed below are my comments as a resident of the Chalfant community.

1. In regard to the last "Purpose Statement" bullet – creating a "Main Street" out of an existing State highway is, at best, challenging. I don't see how adding numerous homes that back up to the highway and are substantially hidden by a vegetated berm work toward achieving this goal. I am also not sure where this goal originated, as it is not in the current General Plan for the Chalfant area and was not an addition proposed in the General Plan Amendment meetings.
2. I do not see how this project will "preserve the rural character and setting of Chalfant", as mentioned in EIR. The pictures supplied of the housing prototypes look like any other "suburbia U.S.A.". If the developer wants to have the development blend into the existing residential areas, he should allow at least 30% of the lots to be sold at a reasonable price as bare land with utilities supplied to the property line. This would allow future owners to build/install any type of home that complies with Mono County Building Code and would increase the variety of styles and appearances of the development. This would fit in better with the current setting and could result in a lower total cost to the homeowner.
3. The project proposes that each lot landscaping be at least 65% xeriscape in order to minimize the impact on water tables. How is this going to be achieved with the front yards having as much lawn as the prototypes shown? How is this going to be enforced once the property is sold?
4. There is a need for additional housing in Mono and Inyo Counties for current residents and future employees of the area. However, a project that would supply three times the estimated housing need for the above moderate income levels without addressing the very low to moderate income levels seems to be focusing on supplying a source of additional second homes for the increasing number of "seasonal" home owners, a trend mentioned in the EIR. Having two out of 47 homes being affordable housing is not a percentage even worth considering.
5. The animal standards for any new development should be the same as existing housing areas. Having different rules for specific areas will create even more enforcement issues and complaints about animals.
6. The project includes many items needing maintenance, which is to be funded by the Homeowners Association. The water and fire system, the park, the berm and related vegetation, and the gas system are a few. Is the County ready to take over these responsibilities if the homeowners association does not follow through on its obligations? Or, at least to fight the legal battle that would ensue if, say, the water or propane system is not maintained properly and becomes inadequate or ceases to function?

7. The EIR uses information from the Mono County MEA as a basis for describing the groundwater basin. It states that the Tri-Valley basin is the primary source of supply for Fish Slough and that there is a potential for groundwater pumping in the Chalfant Valley to affect adversely water levels in Fish Slough. I find it hard to believe that Fish and Game only lists impacts to Swainson's hawks as needing analysis for developments along the Highway 6 corridor.
8. The EIR references Williams, 1983, as a basis for saying that "the groundwater supplies in the area are adequate to meet current needs with a possible surplus to accommodate a reasonable amount of future growth". It also references Williams, 1979, stating that "the decline in groundwater levels in the Chalfant Valley are caused mainly by LADWP's pumping of groundwater in Laws". The 2001 MHA report is based on this same data. I believe that there should be more current information gathered on the status of the flow direction, usage, outflow, and especially the recharge of the water table before a project of this size is approved. A maximum 72-hour pump test is not much of an indication of long-term water table impacts. Also, the cumulative impacts of the other known projects in the area need to be determined and addressed. If the groundwater in Chalfant Valley does indeed come from the North and the water tables in Hammil are dropping, it makes sense that the Chalfant recharge may be decreasing.
9. The project anticipates increasing the population in Chalfant by 25%. But, it has no way to ensure that there will be a corresponding increase in the number of people willing and able to serve on the fire department or as emergency medical personnel. How is the County going to mitigate for the potential deficiency of services? The development contributing its "fair share" of the cost of additional fire equipment and facilities now does not add extra personnel to the emergency services and does not solve long-term impacts to emergency services caused by the proposed population increase from this project.
10. During the Sept. 28, 2004 Chalfant RPAC meeting, Rich McAteer indicated that one of the main reasons that the school bond measure was needed was that the County and the school district had not done the necessary paperwork to increase the school fees received from development to keep up with current needs. Has this been resolved? If not, it should be stipulated that the percentage for school fees be increased for this development since the EIR estimates that there will be approximately 30 school-aged children living in the development and the current percentage is too low.

After reviewing the draft EIR and based on the issues mentioned above, assuming that the project passes the additional tests mentioned in the EIR, I believe that the development should be built using Alternative B – Reduced Development, 26 one-acre lots. The County should have the developer put fees toward improving the existing County Park instead of adding an additional park. Also, the 5B circulation alternative should be adopted.

Thank you,



Geri Bassett
760-872-1529

Daniel and Yvonne Froiland
4824 Highway 6
Chalfant, CA 93514-9469

August 1, 2005

Mono County Community Development Department
Mountain Vistas Draft Environmental Impact Report
P.O. Box 347
Mammoth Lakes, CA 93546

RECEIVED
SEP 01 2005
MONO COUNTY
COMMUNITY DEVELOPMENT

postmarked
08.29.05

We have read the draft Environmental Impact Report on the Mountain Vistas Specific Plan for their Chalfant Valley development.

We are very concerned about the amount of development that is planned, and what its impact will be on the groundwater, and what effect the total amount of homes planned will have on contamination of wells in the area, due to all the added septic systems.

We live directly across Hwy. 6 from the proposed development. All the lots along Highway 6 on our side are one-acre lots. It was our understanding that the Mono County Planning Department Limited future development to one acre lots and larger, due to the use of private wells and septic systems.

Prior to allowing development of less than one-acre lots, we believe that Mono County should do a complete study of groundwater depth and recharge rate, and prove that future development will not cause depletion or contamination of well water for those of us already living in Chalfant Valley. This is a delicate arid ecosystem with little rainfall. It needs to be proven beforehand that this density of planned homes will not contaminate or deplete the wells of those of use with homes already established in Chalfant Valley.

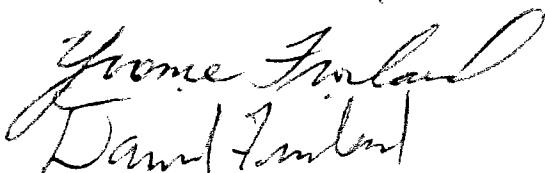
If the groundwater cannot stand this change in population density, then it should be proposed that development should be limited to one-acre lots or larger.

There is also reference in the plan concerning the acreage mentioned formerly being used for agriculture, and the amount of acre-feet of water used. We have lived in Chalfant Valley since 1982, and have never observed this land being used for agriculture. The only exception might be Mrs. Brown's Dairy Goatherd. In past decades when that land might have been used agriculturally, was the density of private homes a great deal less than currently found? We would assume so.

It is our hope that Mono County will seriously look into the water recharge rate of our aquifers and any danger of cross contamination of septic systems in our porous soil prior to giving a yes vote to this planned Mountain Vistas Development.

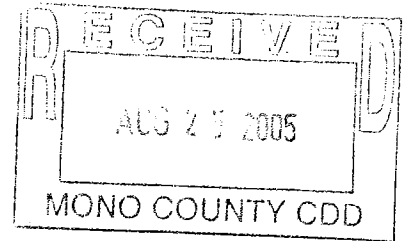
Sincerely,

Daniel and Yvonne Froiland



August 23, 2005

Keith Hartstrom
Mono County Planning Department
P.O. Box 8
Bridgeport Ca., 93517



Regarding: Public Comment on Mountain Vistas Specific Plan and EIR

Dear Keith:

I live in White Mountain Estates and currently serve on the board of directors for the mutual water company here. I have a concern regarding the proposed EIR and specific plan document I have downloaded from the website.

1. In the Transportation/circulation element I would have expected to see some discussion of Highway 6 speed limit as it relates to safety in and around the new development. As I'm sure you are aware we have had a number of accidents and near misses in the Chalfant area at least one of which has resulted in fatalities. Regardless of how authorities choose to assign fault or risk in those events it seems clear to those of us in the community that one contributor to the seriousness of those events is always speed of vehicles coming through the community on US 6.
2. I have reviewed the maps relating to the alternatives for turn pockets into the planned development and they look excellent. As a layman it would be difficult for me to choose which pattern is the safest. One fact does stand out however: even as a motorist has entered a northbound left turn lane, the greatest risk he still faces is the speed of the oncoming traffic.
3. I'm sure I'm not the only one to respond in this manner. I would like to suggest that the speed limit be changed to 45 MPH through the community with 55 MPH deceleration and acceleration areas provided outside of the community proper. In an ideal case I would also suggest that a "NO ENGINE BRAKE" sign be installed southbound. I sense that this change would mitigate concerns of safety as well as further meet objectives for noise reduction, dust and pollution impacts for the new and existing homeowners.

A comment about affordable housing and deed restrictions might be appropriate for the future. Some developments might lend themselves to a higher density of affordable homes than others. It seems to me that Mountain Vistas is such a development by virtue of its location close to the highway and to the existing community. I have read the statute requiring only one deed restricted home in a development of 50 homes and wonder if the requirements might be changed in the future to allow the proponent the option of smaller lots and less costly units with the express objective of providing much needed low cost housing.

Thanks so much for the opportunity to respond on these issues and best of luck with the rest of the process.

August 23, 2005

Sincerely,

A handwritten signature in black ink, appearing to read "Mike McWilliams", with a stylized flourish at the end.

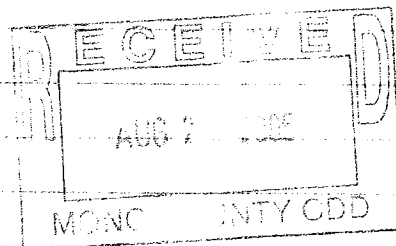
Mike McWilliams
P.O. Box 1331
Bishop, Ca. 93515
Ph. 760.872.0947

August 20, 2005

Mono County Community Development Department
P.O. Box 8
Bridgeport, CA 93517

Attention: Mr Keith Hartstrom

Subject: Mountain Vistas EIR



Mr Hartstrom:

I purchased my Chalfant properties in 1978 and 1980 because this was the rural type area I wanted to settle in. Parcel sizes one acre plus per County Planning Dept. Any animals I want to have such as horses, mules, cows, goats, sheep, ducks, chickens, pigs, rabbits, etc.

As a resident, I have several concerns about "Mountain Vistas Development" which will be across the Highway from me.

The Mono County General Plan states one acre parcels as minimum size. The Developer wants parcels less than $\frac{1}{2}$ acre lots. He knew when he started the minimum ~~is~~ one acre parcels.

All of these small houses in the future will create a lot of problems.

The Developer does not live in Chalfant. Soon as development is completed he and associates leave and we are left to deal with problems he created and pay for in future years.

SUBJECT: Mountain Vistas EIR - Cont'd

The Osage Ranchos was built on one acre parcels and the developer was successful. Even if all 15 houses all look alike and are similar in color.

1) WATER:

When was the water study done and does it show that there is sufficient Quality and Quantity water in this valley to keep all of our wells for many years ahead?

With this very high density housing - who will be responsible and pay for any contaminated well?

Is the Developer going to put in a complete Community Water System?

2) Propane Tank Farm:

I called Mr Keith Hartstrom regarding the propane tank farm, asking what is the size of the proposed farm?

Where will it be located, etc.? He did not know.

I would like to know what precautions and protections against leaks and explosions have been taken?

Why a tank farm and not individual tanks like everyone else?

Where is this tank farm to be located?

SUBJECT: Mountain Vistas EIR-Cont'd

3) ROADS

There are several roads on the West side of Chalfant that need to be widened and resurfaced. Especially Chalfant Road.

What provisions have been implemented to accomodate Emergency Vehicles or in the event of an evacuation of the entire West side. All these narrow roads are of great concern because of being trapped.

The cul de sacs must be large enough for large trucks to turn around easily.

4) TRAFFIC

There is a great need for turnout areas on Highway 6 from Chalfant Road and Brown Subdivision both North & South bound before someone is killed.

Lower the speed limit on Highway 6 through Chalfant to 45 MPH. Post signs and flashing lights then have the Sheriff and CHP enforce the speed limit.

5) SERVICES

This increase in population and traffic will create an increased impact on all Mono County Services. What provisions have been made for: additional Sheriff patrols (we currently have none); traffic to transfer station; phone lines; social services; mail delivery; animal control; and Fire Protection and EMT's

SUBJECT: Mountain Vistas EIR-Cont'd

In summary you have no valid reason to allow any parcels less than One (1) acre. Smaller parcels is an invitation for you to destroy this beautiful rural area.

None of the Board of Supervisors or County Planning Staff live in Chalfant.

Waiting for your answers.

Thank you

Margaret Miller
465 Valley Road
Chalfant 93514

May 26, 2005

Dear Hap,

Points about development in the Chalfant Valley Community:

- Any property that is now ag. to not be divided any smaller than 2.5 acres with a deed restriction that it can never be divided smaller.

- The Braten/Mize development - No smaller than 1 acre; have some 2 acre parcels; do not put manufactured homes on all the parcels; leave some parcels bare so people can put on their own style homes (kit, stick, etc.); no C.C. & R.'s; horses, cattle, poultry to be encouraged; have the development fit into the existing environment & not look like it belongs in Lancaster (or so. CA); do a complete aquifer study - will there be enough water for the population increase?; an underground passage to east side of Chalfant tall enough for a rearing horse & wide enough for a quad.

- The 160 acres on the Inyo/Mono County line - should be 2 acre lots - NOT 1 acre - reason being: Is there enough water??? Hiway 6 isn't the safest road for the proposed increase of traffic.

- A COMPLETE study of our water table needs to be done by developers. Where does our water come from? Is it pooled & coming down from Benton to Hamil to Chalfant? Do we have our own aquifer? Is our water table going down?

- There is presently not enough fire protection/EMT coverage for the proposed increase of population.

- Will the rural atmosphere, that is 'so protected' & cherished in Chalfant, be protected against an influx of "city" folk?

us - Any thought as to an increase of crime -
rape, vandalism, burglaries, etc?

- "Affordable" housing has a tendency to increase
crime - Example being Desert Hot Springs, CA.

Prior to more development, it was a safe place
to live. Affordable housing comes in - unsafe place
to live due to increase of various types of crime.
(talk to Steve Reisch)

- Regarding the proposed school. Use the money
to improve Benton. Putting a school in Chalfant
will hurt the ADA in the Benton School. Let
there be a choice from Chalfant south as to
where parents want their kids go to school -
Bishop or Benton.

Janet Terry

T o Hap Hazzard;

The access road to the Mize-brown development, Brown sub. Road thru the development to Chalfant road is necessary to provide emergency vehicles, in case of fire, and ambulance calls, we need to be to be able to get get in and out of the area without the possibility of being trapped.

One Acre parcels to prevent soil satutation from sewage and possible ground water contamination.

We need turn lanes on highway six now, what will it be like after all the developments have added their traffic to the flow. Brown sub. Road, Hunter road, Chalfant road, and the White mt. Estates road, all need larger third lane turn outs, to prevent accidents, especially with the increase in Big Rigs, on that stretch of highway.

Water; at this point in time NO ONE can say for sure, how much water we have in the tri-valley, how the Aquifors work, how deep are they, and how much water do they hold// It seems prudent that these questions be answered before telling all these contractors oh sure, we have unlimited water, build your developments at will. It also seems like the people who are telling us that water is plentiful are also the same people who want to develop the land.

We have been resident's of Chalfant Valley for twenty five years, after seeing what has happened with our wells, the congestion on our roads, the good friends who have been injured and killed, the fires that have been fought, the lives that have been saved and lost by our ambulance crews, we are concerned that you need to address these issues now, instead of later, to protect all the resident's, the ones here now, and the ones to come in the future, and we firmly believe they will come.

Sincerely, Stephen Reish and Dee Reish

PS. WE ARE NOT AGAINST DEVELOPMENT, LET'S PLAN DEVELOPMENT,
INSTEAD OF DEVELOPMENT PLANNINGS US!

Stephen Reish
Dee Reish
387 Valley Rd
CHALFANT VALLEY

June 20, 2005

**To: Hap Hazard
Mono County Supervisor**

Subject: One Acre Lots vs One Half Acre Lots

The RPAC members in the past have recommended that only one acre lots were to be allowed for all new development in Chalfant. The latest development (Osage) has met that requirement. Now the same developer has come forth with plans for the so called Brown plan for half acre lots. Their published plan submitted last week is for half acre or less. This we believe is unacceptable.

The water supply for Chalfant is large enough to support new Development, however it must be controlled by the people in Chalfant and Mono County.

Right now some small lots on Mt. Street are tainted with animal feces. The septic systems are leaking into the well water. If this is allowed to continue the entire under ground water will become unusable for drinking. Any lot or lots such as a concentrated development will only hasten the contamination. One acre lots do not concentrate septic system waste in a small area. Large parcels will spread the sewerage around and the soil can handle this waste with no problem.

Please don't allow less than one acre lots in any development within Chalfant.

The developer has only presented one plan, as if this is the only workable plan. This is not so, many other plans could be workable. His present plan is the best for him, not for the people in Chalfant. A case in point is the planned location for the central gas tanks easy for him but not safe for Chalfant citizens.

Please consider very seriously the above.

**Don and Annette Sebastian
19 Chaparral Drive
Chalfant Valley, 93514
760-872-1460**